

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
W/S Holly Beach Rd., 1070 ft.  
E of c/o Henrietta Avenue  
2636A Holly Beach Road  
15th Election District  
5th Councilmanic District  
Eric W. Tipton, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Eric W. Tipton and Helene A. Tipton, for that property known as 2636A Holly Beach Road in the Holly Beach Subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1A04.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 12,968 sq. ft. (0.20 acres +/-) in lieu of the required 1 acre; and a variance from Section 1A04.3.B.3 to permit building lot line setbacks of 0.0 ft. and 14 ft. (+/-), respectively, in lieu of the required 50 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31<sup>st</sup> day of March, 1993 that the Petition for a Zoning Variance from Section 1A04.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 12,968 sq. ft. (0.20 acres +/-) in lieu of the required 1 acre, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.3 to permit building lot line setbacks of 0.0 ft. and 14 ft. (+/-), respectively, in lieu of the required 50 ft., all in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

for returning, said property to its original condition.

2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

Suite 113 Courthouse  
100 Washington Avenue  
Towson, MD 21204

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



(410) 887-4386

March 31, 1993

Mr. and Mrs. Eric W. Tipton  
2636 Holly Beach Road  
Baltimore, Maryland 21221

RE: Petition for Administrative Zoning Variance  
Case No. 93-268-A  
2636-A Holly Beach Road

Dear Mr. and Mrs. Tipton:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

ORDER RECEIVED FOR FILING  
Date 3/31/93  
By Mr. Tipton

ORDER RECEIVED FOR FILING  
Date 3/31/93  
By Mr. Tipton

ORDER RECEIVED FOR FILING  
Date 3/31/93  
By Mr. Tipton

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-3-

Petition for Administrative Variance  
93-268-A  
to the Zoning Commissioner of Baltimore County  
for the property located at 2636A Holly Beach Road

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.B.1 to permit a lot area of 12,968 sq. ft. (0.20 Acres) in lieu of the required 1 Acre, and to Section 1A04.3.B.3 to permit building lot line setbacks of 0.0' and 14' in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) The subject property is Lot #32 of Plat 1, Holly Beach recorded February 14, 1916. (MFC No. 4, 182). This waterfront property with an average width of 65' and a depth of 200' generates a practical difficulty in meeting the area regulations for NC-5 Zoning adopted since the recording of the Holly Beach Plat. The site has been improved for numerous years by a garage and a small single family dwelling which has deteriorated and required major renovations. The owners desire to enlarge the existing dwelling to meet the needs of their family. Current zoning regulations (referenced above) and the location of the original dwelling to be enlarged generate a hardship and practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:  
Eric W. Tipton  
Helene A. Tipton  
Attorney for Petitioner:  
2636 Holly Beach Road 410-574-9826  
Baltimore, Maryland 21221  
Refille and Associates, Inc.  
1240 Englebert Road Balto. MD 21221 410-391-2336

A Public Hearing having been requested and/or held as required, it is ordered by the Zoning Commissioner of Baltimore County, this 31<sup>st</sup> day of March, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, and that the property be posted.

REVIEWED BY: [Signature] DATE: 2/9/93  
ESTIMATED POSTING DATE: 2/18/93  
ITEM #: 280

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) herein competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/no presently reside at 2636 Holly Beach Road  
Baltimore Maryland 21221

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Set out facts in present tense.)  
The subject property is Lot #32 of Plat 1, Holly Beach recorded February 14, 1916. (MFC No. 4, 182).

This waterfront property with an average width of 65' and a depth of 200' generates a practical difficulty in meeting the area regulations for NC-5 zoning adopted since the recording of the Holly Beach Plat. The site has been improved for numerous years by a garage and a small single family dwelling which has deteriorated and required major renovations.

The owners desire to enlarge the existing dwelling to meet the needs of their family. Current zoning regulations (referenced above) and the location of the original dwelling to be enlarged generate a hardship and practical difficulty.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Eric W. Tipton  
Helene A. Tipton  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:  
I HEREBY CERTIFY, this 31<sup>st</sup> day of February, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Eric W. Tipton and Helene A. Tipton

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESSES my hand and Notarial Seal.

February 3, 1993  
My Commission Expires March 3, 1996  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 3, 1996



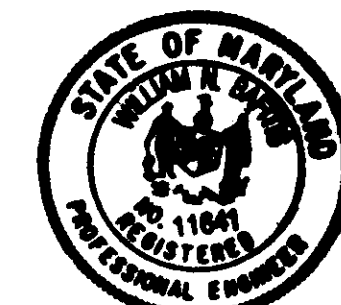
Zoning Description  
for  
2636A Holly Beach Road

Beginning at a point on the north side of Holly Beach Road, 40 feet wide, at a distance of 1070 feet east of the centerline of the nearest improved intersecting street, Henrietta Avenue, 40 feet wide, leaving said Holly Beach Road the following courses and distances:

North 00°06'58" East, 204.00 feet to a point, thence South 83°07'41" East, 78.25 feet to a point, thence South 08°05'24" West, 202.00 feet to a point, thence binding in a westerly direction on the northside of said Holly Beach Road a curve to the left with a radius of 359.26 feet and arc length of 50.00 feet to the Place of Beginning.

Being Lot #32 in the subdivision of Holly Beach as recorded in the Land Records of Baltimore County Plat Book #04, Folio #182. Containing 12,968 square feet or 0.29 acres of land, more or less. Also known as 2636A Holly Beach Road located in the 15th Election District of Baltimore County, Maryland.

William M. Jeffries, P.E.  
February 8, 1993



MD Reg. No. 11641

Civil Engineers / Land Planners / Surveyors - 1249 Englebert Road / Baltimore, Maryland 21221 / 410-391-2336

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 12A  
Posted for: Variance  
Petitioner: Eric W. & Helene A. Tipton  
Location of property: W/S Holly Beach Rd, 1070' E Henrietta Ave  
2636A Holly Beach Rd  
Location of Sign: Facing road way on front side of lot lines  
Remarks: [Signature]  
Posted by: [Signature]  
Number of Signs: 7  
Date of Posting: 2/24/93  
Date of return: 2/29/93



Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-01-6150  
Number

Date

Cashier Validation

Please Make Checks Payable To: Baltimore County  
885.00

March 5, 1993

Mr. and Mrs. Eric W. Tipton  
2636 Holly Beach Road  
Baltimore, MD 21221

RE: Case No. 93-268-A, Item No. 280  
Petitioner: Eric W. Tipton, et ux  
Petition for Administrative Variance

Dear Mr. and Mrs. Tipton:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 93-280 (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: March 4, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item No. 280.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl Leann

PK/JL:lw

280.ZAC/ZAC1

MARCH 2, 1993

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ERIC W. TIPTON AND PHILIP A. TIPTON

Location: #2636-A HOLLY BEACH ROAD

Item No.: #280 (LJG) Zoning Agency: FEBRUARY 22, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jeffrey Long  
Planning Group  
Special Inspection Division

JP/KEKH

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Zoning Administration and  
Development Management

DATE: March 16, 1993

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #280  
Tipton Property, 2636A Holly Beach Road  
Zoning Advisory Committee Meeting of February 22, 1993



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

Inspection at the above mentioned property revealed that the proposed frame addition was under construction without a permit. This office recommends that work be stopped at the site until an evaluation of the site soils can be made to determine if they can support an addition the size of the one being proposed.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: April 14, 1993

FROM: J. James Dieter  
93-268-A

SUBJECT: Petition for Zoning Variance - Item 280  
Tipton Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 2636A Holly Beach Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Eric W. and Helene A. Tipton

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.B.1 of the Baltimore County Zoning Regulations to permit a lot area of 12,968 square feet (0.29 acres ±) in lieu of the required 1 acre, and to Section 1A04.3.B.3 to permit building lot line setbacks of 0.0' and 14' ± in lieu of the required 50'.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.D>

Mr. Arnold E. Jablon  
April 14, 1993  
Page 2

REGULATIONS AND FINDINGS

- Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Findings: This property is adjacent to the tidal waters of Middle River. The waterward edge of the new dwelling is approximately 88 feet from mean high water allowing a buffer of approximately 88 feet to be established. The old dwelling extended to about 77 feet of Middle River.

Disturbance has occurred within the buffer as a result of the applicant violating the conditions of his original permit. To mitigate for the buffer disturbance native vegetation selected from the native species list must be planted in the buffer.

Tree list: 6 items - ball and burlap  
1 - 1.5 inch caliper

Shrub and small tree list: 11 items - ball and burlap or 2 gallon container size

- Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Findings: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction is proposed in any non-tidal or tidal wetlands for this project and this regulation has been met.

- Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(a)(1)>.

Findings: The amount of impervious areas shall not exceed 3,242 square feet or 25% of the lot. This includes all building structures, paved and crusher run driveways and parking pads, swimming pools, or any other impervious surfaces.

The existing lot is about 12,968 square feet in size. The proposed new single family dwelling creates impervious surfaces which, when added to existing impervious surfaces, total 1,965 square feet or 15% of the lot.

Mr. Arnold E. Jablon  
April 14, 1993  
Page 3

- Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Findings: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Tree list: 1 item - ball and burlap  
1 - 1.5 inch caliper

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorus associated with them.

- Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Findings: Stormwater runoff shall be directed from impervious surfaces associated with this development, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into drywells, to encourage maximum infiltration. These measures will ensure that the requirements of this regulation have been met (see attached information).

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal will comply with Chesapeake Bay Critical Area Regulations if it is conditioned to meet the requirements in Regulation Numbers 1 and 4 of these Findings. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter  
J. James Dieter, Director  
Department of Environmental Protection  
and Resource Management

JJD:PMF:tm

Attachment

cc: Mr. James W. Hooke, Jr.

TIPTON/WQBCA



APPLICATION FOR BUILDING PERMIT  
PERMIT #: B131515 CONTROL #: MR DIST: 15 PREC: 05

LOCATION: 2636 HOLLY BEACH RD  
SUBDIVISION: HOLLY BEACH  
TAX ASSESSMENT #: 1516602120

OWNERS INFORMATION  
NAME: TIPTON ERIC W & HELENE A  
ADDR: 2636 HOLLY BEACH RD. 21221

APPLICANT INFORMATION  
NAME: WILLIAM BAFITIS-AGENT  
COMPANY: ERIC TIPTON-OWNER  
ADDR1: 2636 HOLLY BEACH RD.  
ADDR2: BALTO.MD. 21221  
PHONE #: 391-2536 LICENSE #:

NOTES  
VLC/MR

TRACT: BLOCK: PLANS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES  
TENANT: OWNER  
ENCL: OWNER  
SETL: OWNER  
WORK: CHANGE EX. ROOF PITCH INTERIOR ALL TO SUBSTRUCTURE.  
INSTALL NEW CEILING, REPAIR FLOOR DAMAGE AND  
TERMINATE DOMESTIC APPROX. 30% TERRACE DAMAGE 350  
SUBMITTIVE CONSTR. PLANS-R. MISNUM.  
REISSUED TO CORRECT HOUSE NO.

PROPOSED USE: SED AND ALL.  
EXISTING USE: SED

BUILD. CODE: 1 AND 2 FAN 1000 OWNERSHIP: PRIVATELY OWNED  
RESIDENTIAL CATEGORY: DETACHED  
ESTIMATED COST OF MATERIAL AND LABOR: 10,000.00

TYPE OF IMPROV. ALTERATION  
USE: ONE FAMILY  
FOUNDATION: BASEMENT:  
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST  
CONSTRUCTION: FUEL:  
CENTRAL AIR

SINGLE FAMILY UNITS  
TOTAL 3 FAMILY BEDROOMS  
MULTI-FAMILY UNITS  
FIVE-FAMILY (OR SEPARATE BEDROOMS) NO. OF 3 BEDROOM:  
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE  
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PAGE 1 OF 2

PERMIT #: B131515

DIMENSIONS - INSIDE FIXTURES  
GARAGE: DEPTH: BUILDING SIZE: LOT SIZE AND SETBACKS  
FLOOR: 550 SIZE: 100/157X207/202  
POWDER ROOMS: WIDTH: FRONT STREET:  
BATHROOMS: DEPTH: SIDE STREET:  
KITCHENS: DEPTH: FRONT SETB: NC  
STORIES: SIDE SETB: NC/NC  
SIDE STR SETB: REAR SETB: NC

ZONING INFORMATION  
DISTRICT: BLOCK: ASSESSMENTS  
PETITION: SECTION: LAND: 0101909.00  
DATE: LEVER: 04 IMPROVEMENTS: 0042490.00  
MAP: TOLU: 182 TOTAL ASS.:  
CLASS: 34

PLANNING INFORMATION  
MASTER PLAN AREA: SUBSEWERED: CRITICAL AREA:

DATE APPLIED: 05/27/92 INSPECTOR INITIALS: RM  
FEE: \$55.00 PAID: \$55.00 RECEIPT #: A158045  
PAID BY: APPLICANT

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND  
TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY  
CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER  
HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER: DATE:

ADDRESS: AGENT: OWNER:

SIGNATURE OF APPLICANT: PHONE:

PAGE 2 OF 2

TIME: 09:50:40 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE: 05/27/92  
DATE: 02/09/93 APPROVALS DETAIL SCREEN PLO 13:12:50

PERMIT #: B131515  
AGENCY: DATE: CODE: COMMENTS:  
BLD INSP: 05/27/92 01 RW/MR  
ZONING: 05/27/92 01 RT/MR  
ENVRMT: 05/27/92 01 SF/MR  
PERMITS: 05/27/92 01 DAS/MR-P

01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

February 17, 1993

(410) 887-3353

Eric W. Tipton and Helene A. Tipton  
2636 Holly Beach Road  
Baltimore, Maryland 21221

Re: CASE NUMBER: 93-268-A (Item 260)  
1/8 Holly Beach Road, 1070' E of 471 Harrietta Avenue  
2636-A Holly Beach Road  
19th Election District - 5th Councilmanic  
Petitioner(s): Eric W. Tipton and Helene A. Tipton

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before February 28, 1993. The closing date (March 15, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Carl J. Jahn*

Arnold Jahn  
Director

cc: BAF/ITS



Printed on Recycled Paper

January 29, 1993

Baltimore County  
Dept. of Permits & Licenses/  
Office of Planning & Zoning  
111 W. Chesapeake Avenue  
Towson, Md 21204

To Whom It May Concern:

Plans for the addition to the home of Eric and Helene Tipton at 2636A Holly Beach Road have been reviewed with me several months ago. I fully understand the construction required and have observed the placement on the property and work performed to-date.

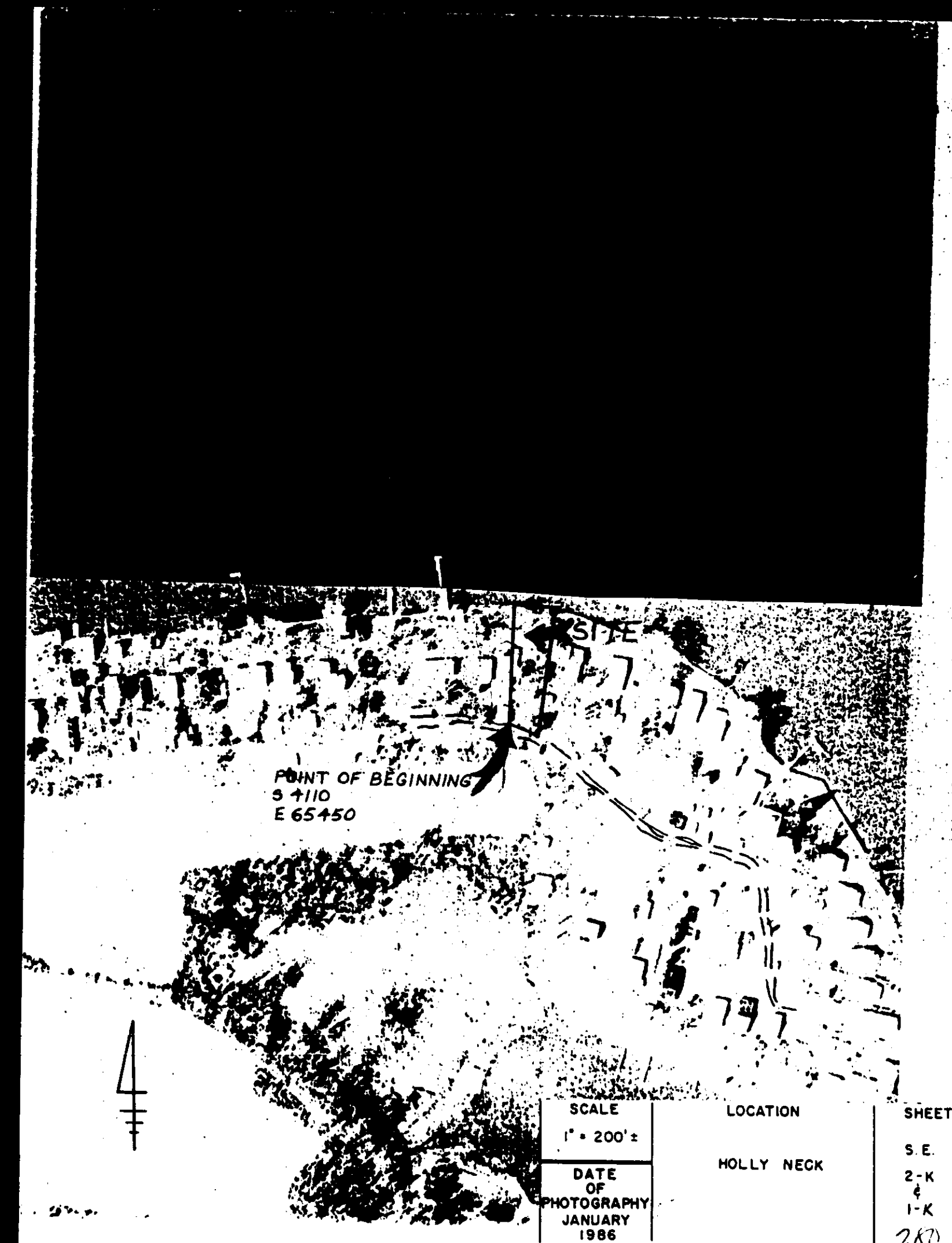
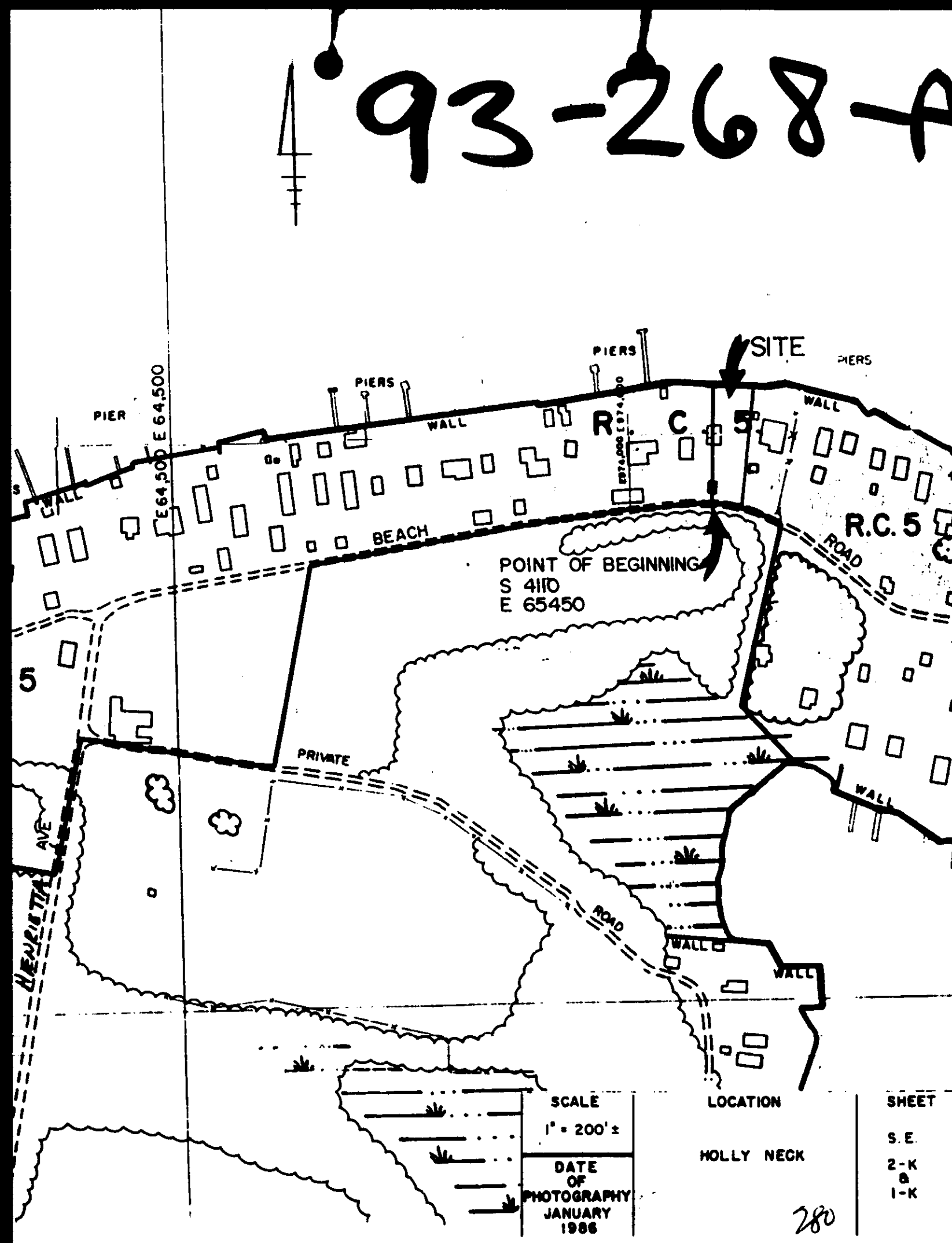
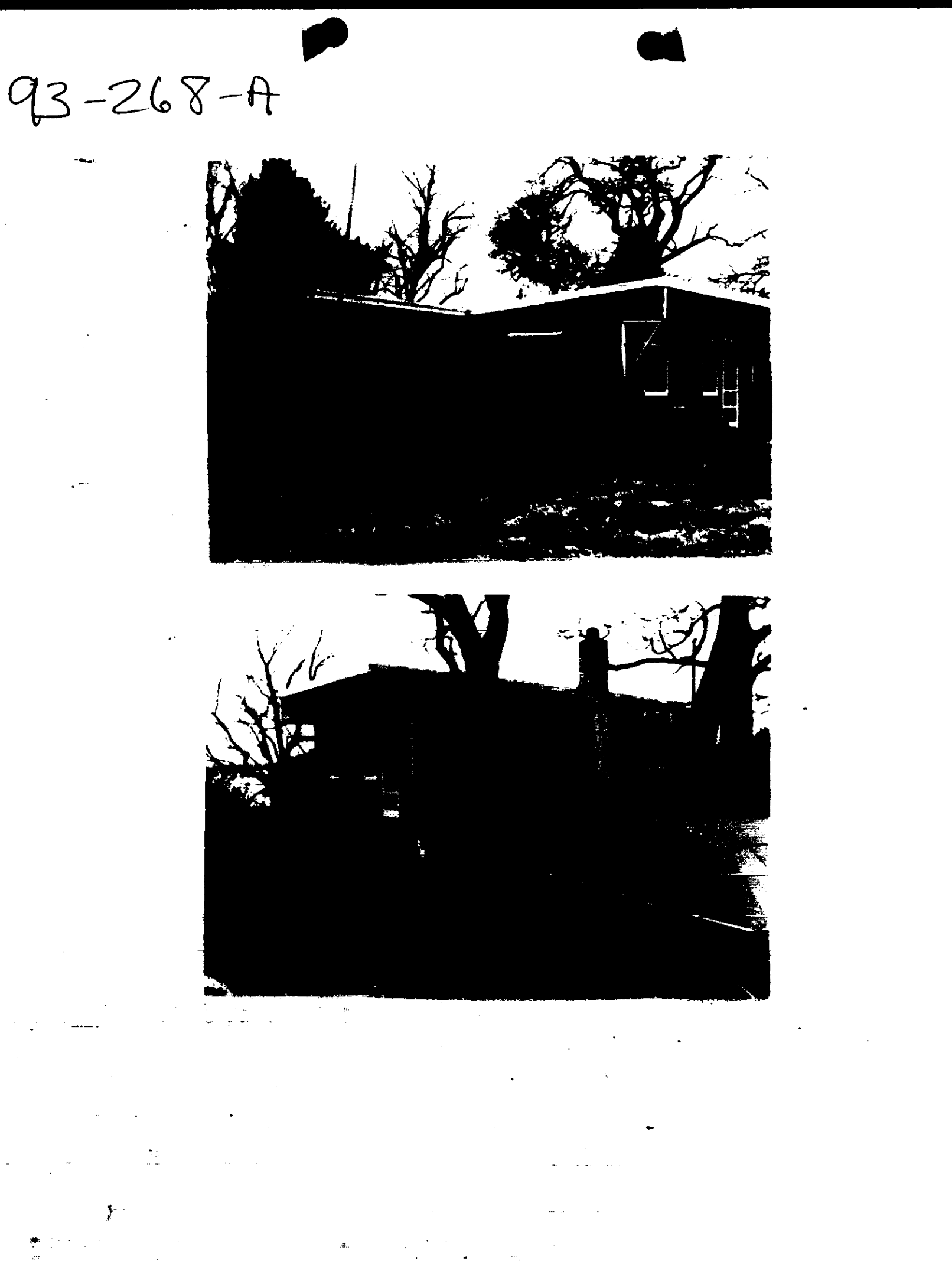
I do not consider continuation to complete the above construction to be detrimental to this neighborhood.

*Doris Salvo*  
Doris Salvo  
2634 Holly Beach Road  
Neighbor, West Side

*William J. Sneed Sr.*  
W. Sneed  
2638 Holly Beach Road  
Neighbor, East Side

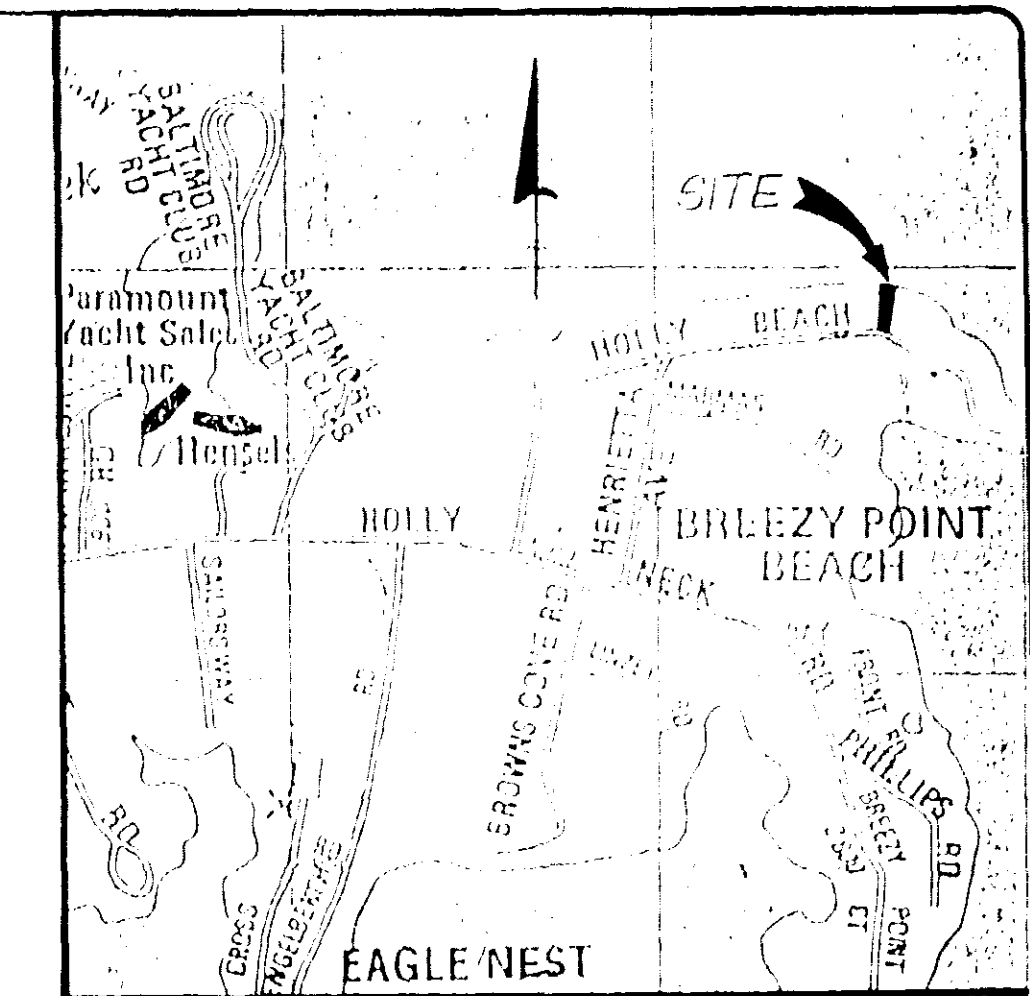
*Myrtle B. Sneed*  
M. Sneed  
2638 Holly Beach Road  
Neighbor, East Side

280



# GENERAL NOTES

1. This site utilizes an existing onsite septic disposal system.
2. This site utilizes public domestic water supply.
3. Topography shown hereon is field run (1992).
4. There is no significant plant and animal habitat on this site.
5. No riverine flood area or 100-year flood plains exist on this site.
6. This site is impacted by a tidal flood plain. ELEV. 10.0
7. There are no known potentially hazardous materials buried within this site.
8. There are no building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County preliminary or final landmarks list, the National Register of Historic Places, the Maryland Archeological survey of identification of any Baltimore County Historic District, or National Register district covering the proposed development.
9. This site contains no tidal or non-tidal wetlands.
10. There is no forest or developed woodland on this site.
11. Maximum building height is 35'.
12. Building coverage proposed is 13.77% allowed is 15%.
13. Tidal Flood Elevation 10.0, Freeboard 11.0.



## VICINITY MAP

Scale 1"=1000'

SITE DATA

1. Owner/Developer: Eric W. and Helene A. Tipton  
2636 Holly Beach Road  
Baltimore, Maryland 21221  
(410) 574-8826
2. Deed Reference: 9090/139
3. Plat Reference: 04/182 Holly Beach Subdivision Recorded 2/14/96
4. Tax Map: 98 Parcel: 705 Lot: 32
5. Tax Account Number: 151660120
6. Election District: 15
7. Councilmanic District: 5
8. Census Tract: 4510
9. Watershed: 18
10. Subwatershed: H1
11. Lot Area: 12,968 S.F. (0.29 Ac.±)
12. Existing Zoning: RC-5
13. Proposed Zoning: RC-5
14. Existing Use: Residential, Single Family
15. Proposed Use: Residential, Single Family
16. Dwelling units to be developed: 1
17. Maximum Building Height: 35'
18. This site is situated within the Chesapeake Bay Coastal Area and is classified by land use as Limited Development Area (LDA).
19. Water Frontage: 78' (Linear)
20. Improvements:
 

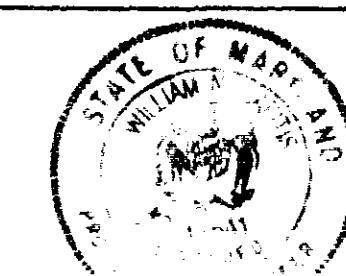
Existing:	Dwelling on Lot #32	456 S.F.
	Existing Garage on Lot #32	225 S.F.
	TOTAL	681 S.F. = 5.25%
Proposed:	Proposed Addition	1436 S.F.
	Existing Dwelling to Remain	304 S.F.
	TOTAL	1740 S.F. = 13.41%
21. Local Open Space: None Required
22. Area of Disturbance: 4055 S.F. (Lots 31 & 32)

93-268-A

**Baffis & Associates, Inc.**  
1040 ENGLISHBETH ROAD BALTIMORE, MD 21201  
(410) 391-2448

William M. Baffis, P.E.  
PRESIDENT  
Civil Engineers, Land Planners  
SURVEYORS

PLAT TO ACCOMPANY PETITION FOR  
ADMINISTRATIVE VARIANCE  
AND  
FINDINGS PLAN  
FOR  
2636A HOLLY BEACH ROAD  
15<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND



SCALE

1" = 30'

JOB ORDER NO.

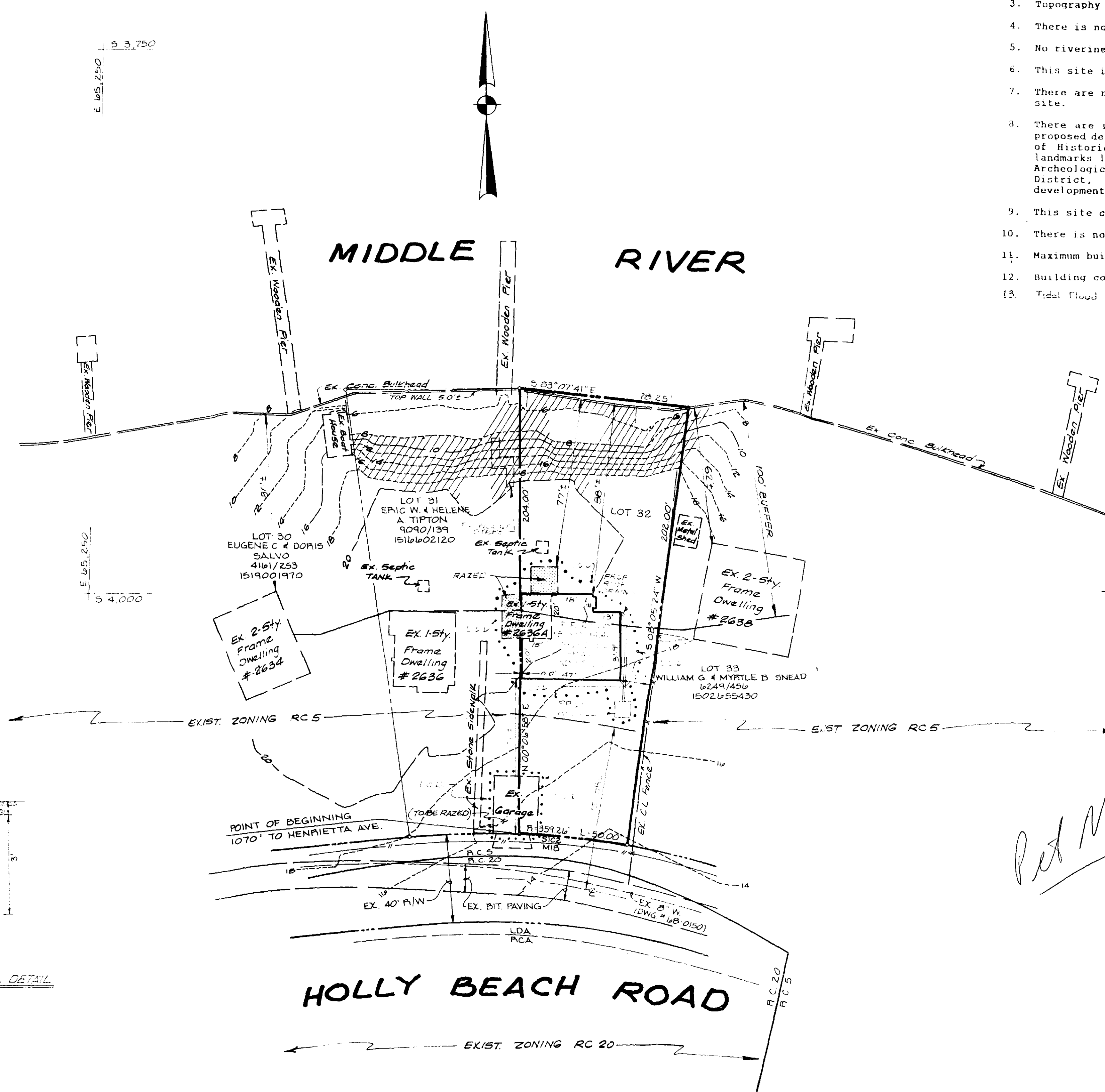
91070

DATE

JANUARY 25, 1993

SHEET 1 OF 1

NO. REVISIONS DATE



Plot No 1

## SOILS DATA CHART

TYPE	SERIES	W/BASEMENT	W/O BASEMENT	STREETS AND PARKING LOTS	GROUP TYPE
Slc2	Sassafras Loam	Slight	Slight	Severe: slope	B

Slc2 - Sassafras Loam, 5 to 10 percent slopes, moderately eroded

TAKEN FROM BALTIMORE COUNTY SOILS SURVEY

## LEGEND

- 22- - - - - EXISTING CONTOUR
- - - - - BOUNDARY LINE
- 15% OR GREATER SLOPE
- RAISED PORTION OF EXISTING DWELLING
- LIMIT OF DISTURBANCE
- SOILS LINE
- CRITICAL AREA
- ZONING LINE